

023.0

0003

0014.0

Map

Block

Lot

1 of 2

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

960,800 / 1,051,500

USE VALUE:

960,800 / 1,051,500

ASSESSED:

960,800 / 1,051,500

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City	
71-73		MASS AVE, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	ZAGANJORI HAKI & FERIDA TRUSTE	
Owner 2:	ZAGFAM REALTY TRUST	
Owner 3:		

Street 1:	2 SHAWNEE ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	ZAGANJORI HAKI -
Owner 2:	ZAGANJORI FREIDA -
Street 1:	2 SHAWNEE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains 5,942 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 3529 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	B1
o	NEIGH OFFI
n	100
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
Alt %	Spec Land
J Code	Fact
Use Value	Notes

105	Three Fam.	5942	Sq. Ft.	Site	0	70.	1.01	11														

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value								
105	4634.760	422,760			326,664		749,424								
340	1307.240	119,240			92,136		211,376								
Total Card	0.136	542,000			418,800		960,800		Entered Lot Size						
Total Parcel	0.136	632,700			418,800		1,051,500		Total Land:						
Source:	Market Adj Cost		Total Value per SQ unit /Card:		272.23		/Parcel:		Land Unit Type:						

PREVIOUS ASSESSMENT										Parcel ID		023.0-0003-0014.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	013	FV	632,600	0	5,942.	418,800	1,051,400	1,051,400	Year End Roll	12/18/2019			
2019	013	FV	504,600	0	5,942.	418,800	923,400	923,400	Year End Roll	1/3/2019			
2018	013	FV	491,100	0	5,942.	281,200	772,300	772,300	Year End Roll	12/20/2017			
2017	013	FV	467,000	0	5,942.	269,200	736,200	736,200	Year End Roll	1/3/2017			
2016	013	FV	467,000	0	5,942.	245,300	712,300	712,300	Year End	1/4/2016			
2015	013	FV	415,600	0	5,942.	197,400	613,000	613,000	Year End Roll	12/11/2014			
2014	013	FV	415,600	0	5,942.	176,500	592,100	592,100	Year End Roll	12/16/2013			
2013	013	FV	428,700	0	5,942.	167,500	596,200	596,200		12/13/2012			

SALES INFORMATION										TAX DISTRICT		PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
ZAGANJORI HAKI,	56700-104		4/6/2011	Convenience	99	No	No								
	14158-294		12/1/1980		140,000	No	No	Y							

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
6/18/2013	876	Manual	33,630							6/27/2018	MEAS&NOTICE	HS	Hanne S		
7/2/2009	554	Sign	1,250							7/11/2013	Info Fm Prmt	EMK	Ellen K		
3/30/1992	101		6,300							2/18/2009	Measured	345	PATRIOT		
										1/20/2000	Meas/Inspect	197	PATRIOT		
										1/1/1919					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---



!1900!	PRINT	Date	Time
		12/10/20	17:26:51
LAST REV	DATE	TIME	
			09/10/18 11:06:58
	apro		

ASR Map:	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 13 - Multi-Garden				Full Bath: 4	Rating: Average			A Bath:	Rating:												
Sty Ht: 3 - 3 Story				3/4 Bath:	Rating:																
(Liv) Units: 4	Total: 5			A 3QBth:	Rating:			1/2 Bath:	Rating:												
Foundation: 3 - BrickorStone				A HBth:	Rating:			OthrFix:	Rating:												
Frame: 1 - Wood				OTHER FEATURES				RESIDENTIAL GRID													
Prime Wall: 4 - Vinyl				Kits: 4	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2											
Sec Wall:	%			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Roof Struct: 5 - Mansard				Fpl:	Rating:			Other													
Roof Cover: 1 - Asphalt Shgl				WSFlue:	Rating:			Upper													
Color: GRAY								Lvl 2													
View / Desir:								Lvl 1													
GENERAL INFORMATION				CONDOS INFORMATION				Lower													
Grade: C - Average				Total Units:				Totals	RMS: 16	BRs: 6	Baths: 4	HB									
Year Blt: 1900	Eff Yr Blt:			Floor:				REMODELING				RES BREAKDOWN									
Alt LUC: 340	Alt %: 22			% Own:				Exterior:	No Unit	RMS	BRs	FL									
Jurisdct:	Fact: .			Name:				Interior:	2	5	2	M									
Const Mod:								Additions:	1	3	1	3									
Lump Sum Adj:								Kitchen:	1	3	1										
INTERIOR INFORMATION				DEPRECIATION				Baths:													
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Plumbing:													
Prim Int Wall: 2 - Plaster				Functional:		%		Electric:													
Sec Int Wall:	%			Economic:		%		Heating:													
Partition: T - Typical				Special:		%		Totals													
Prim Floors: 4 - Carpet				Override:		%		General:	4	16	6										
Sec Floors:	%			Total:	31	%															
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				COMPARABLE SALES				SUB AREA									
Subfloor:				Basic \$ / SQ: 170.00				Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:				Size Adj.: 1.00348771																	
Electric: 3 - Typical				Const Adj.: 1.01999998																	
Insulation: 2 - Typical				Adj \$ / SQ: 174.005																	
Int vs Ext: S				Other Features: 190000																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100				LUC Factor: 1.00																	
Solar HW: NO				Adj Total: 785449																	
% Com Wall				Depreciation: 243489																	
				Depreciated Total: 541960																	
MOBILE HOME				Make:				WtAv\$/SQ:	AvRate:	Ind.Val											
				Model:																	
				Serial #:				Juris. Factor:		Before Depr:	174.00										
								Special Features:	0	Val/Su Net:	131.68										
								Final Total:	542000	Val/Su SzAd	182.47										
SPEC FEATURES/YARD ITEMS				PARCEL ID 023.0-0003-0014.0								IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
Sample output to test PDF Combine only																					
More: N	Total Yard Items:				Total Special Features:				Total:												

EXTERIOR INFORMATION

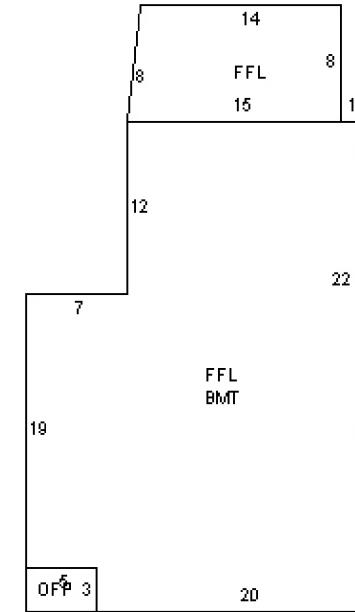
Type:	71 - Office
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 5
Foundation:	6 - Slab
Frame:	1 - Wood
Prime Wall:	7 - Brick
Sec Wall:	19 - Texture 111 10%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	1 Rating: Average
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS

WARREN REALTY.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	13 - Earth
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	0.98094153
Adj \$ / SQ:	128.749
Other Features:	5576
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	139491
Depreciation:	48822
Depreciated Total:	90669

BATH FEATURES

Kits:	Rating:
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

WARREN REALTY.
RESIDENTIAL GRID
1st Res Grid Desc: Line 1 # Units:
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals RMS: 0 BRS: 0 Baths: HB: 1

OTHER FEATURES

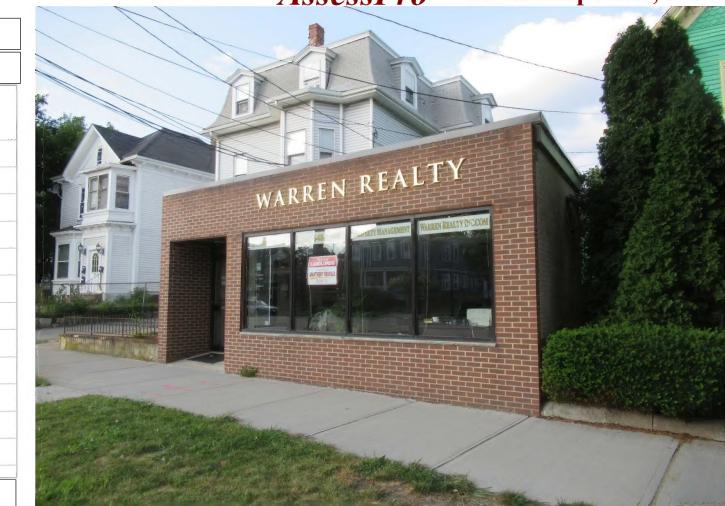
Res Breakdown
Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:
Totals
0

REMODELING**RES BREAKDOWN**

No Unit	RMS	BRS	FL

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	823	128.750	105,960						
BMT	Basement	707	38.620	27,308						
OPP	Open Porch	15	43.160	647						
Net Sketched Area:			1,545	Total:	133,915					
Size Ad	823	Gross Are	1545	FinArea	823					

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS									

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More: N	Total Yard Items:		Total Special Features:		Total:
---------	-------------------	--	-------------------------	--	--------